



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROPOSED ZONE CHANGE:

Current zoning: <u>Rural 5</u>	Proposed zoning: Neighborhood Commercial _____
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APPLICANT INFORMATION:

Landowner's name: Sean & Laura Hammond		
Mailing address: 190 Graham Ave.		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-660-6175	Fax:	
E-mail: lsdevidaho@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm		
Company name: Whiskey Rock Planning + Consulting		
Mailing address: 614 Creekside Lane		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9944	Fax:	
E-mail: jeremy@whiskeyrockplanning.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 1	Township: 55N	Range: 4W	Parcel acreage: 11.7 +/-
Parcel # (s): RP55N04W017831A			
Legal description: 1-55N-4W N2SE & SWNE LYING W OF VAY RD & S OF P R RD LESS TAX 4,5,6, 8,15 & LESS TAX 18			

Current zoning: Rural-5	Current use: Vacant
What zoning districts border the project site?	
North: Recreation	East: Rural-5
South: Rural -5	West: Rural - 5
Comprehensive plan designation: Rural Residential 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Resort Community Residential Single Family 1-acre lots	
South: Rural Residential Single Family 7 acre lot	
East: Edgemere Church 5 acre lot	
West: Rural Residential Single Family 5 acre lots	
Nearest city: Priest River	Distance to the nearest city: 8 miles
Detailed directions to site: Priest River to Dufort. Intersection of Dufert & Vay RD.	

ADDITIONAL PROJECT DETAILS:

<p>Explain why the zone change is necessary: Please see Narrative.</p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p>
<p>Is the comprehensive plan map designation for this site consistent with the proposed zoning?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if approved)</p>
<p>How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) Please see Narrative.</p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p>
<p>Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Please see Narrative.</p> <p> </p> <p> </p> <p> </p> <p> </p>
<p>How has the proposal been designed to be compatible with the adjoining land uses? Please see Narrative.</p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p>

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? Please see Narrative.

Adequate sewage disposal and water supply are to be developed on the property through the installation of on-site septic and either a community well or possibly through the extension of Dufort Water, which is provided to parcels across the road to the north.

ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

☒ Public Road ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Hard surface asphalt. Vay +/- 26' width. Dufort +/- 30' width.

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The property is generally flat with minimal slopes of less than 2%. There are no other distinguishing features on the property.

Water courses (lakes, streams, rivers & other bodies of water): _____

No water courses transverse or are present on the property.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: 16017C0895E Map designation: _____

Springs & wells: _____

There are no wells on the property. Adjacent wells flow at rates of 50GPM. (Well ID 416408 & 268817)

Existing structures (size & use): N/A Vacant Property

Land cover (timber, pastures, etc): _____
Bull Pine and 2nd growth of a variety of other pine species.

Are wetlands present on site? ☐ Yes ☒ No Source of information: National Wetland Map

Other pertinent information (attach additional pages if needed): _____

See Narrative.

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system: _____

☐ Proposed Community System – List type & proposed ownership: _____

☒ Individual system – List type: To be sized and approved by Panhandle Health at time of BLP.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:

☐ Existing public or community system - List name of provider: _____

☐ Proposed Community System – List type & proposed ownership: _____

☒ Individual well To be installed prior to BLP submission if Dufort Water capacity / extension is denied.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Adjacent wells flow at rates of 50GPM. (Well ID 416408 & 268817)

Distance (in miles) to the nearest:

Public/community sewer system: 8 Miles Solid waste collection facility: 8 Miles

Public/community water system: 100' Fire station: 8 Miles

Elementary school: 8 Miles Secondary schools: 8 Miles

County road: Abutting County road name: Dufort / Vay

Which fire district will serve the project site? West Pend Oreille

Which power company will serve the project site? Northern Lights

How is the proposed zone change in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):

Property Rights: Please see Narrative.

Population: Please see Narrative.

School Facilities & Transportation: Please see Narrative.

Economic Development: Please see Narrative.

Land Use: Please see Narrative.

Natural Resources: Please see Narrative.

Hazardous Areas: Please see Narrative.

Public Services: Please see Narrative.

Transportation: Please see Narrative.

Recreation: Please see Narrative.

Special Areas or Sites: Please see Narrative.

Housing: Please see Narrative.

Community Design: Please see Narrative.

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Jeremy Grimm for (Sean & Laura Hammond) Date: 5.20.22
Owners Representative

Landowner's signature: jonathan grimm Date: